

**Charter Township of Elmwood  
Planning Commission  
Regular Meeting  
June 15, 2021  
7:00 PM  
Approved 7/7/2021**

**This meeting was held remotely due to Covid-19.**

**A. CALL TO ORDER:** Chairman Bechtold called the meeting to order at 7:01 PM.

**B. PLEDGE OF ALLEGIANCE:** Chairman Bechtold led the Pledge of Allegiance.

**C. ROLL CALL:** Present: Jeff Aprill-Elmwood Township, Leelanau Co., Doug Roberts-Greilickville, Elmwood Township, Leelanau Co., Jonah Kuzma-Elmwood Township, MI, Kendra Luta-Greilickville, MI, Chris Mikowski-Greilickville, Leelanau Co., MI, Rick Bechtold-Greilickville, Leelanau Co., MI  
Nate McDonald-9:10 p.m.

**D. PUBLIC COMMENT:** None

**E. AGENDA MODIFICATIONS/APPROVAL: MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER LUTA, TO APPROVE AGENDA AS PRESENTED.**

**ROLL CALL VOTE: AYE- DOUG ROBERTS, JEFF APRILL, CHRIS MIKOWSKI, JONAH KUZMA, KENDRA LUTA, RICK BECHTOLD. MOTION APPROVED UNANIMOUSLY.**

**F. MINUTES: May 3, 2021**

**MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MIKOWSKI TO ACCEPT THE MINUTES OF MAY 3, 2021.**

**ROLL CALL: AYE-DOUG ROBERTS, JEFF APRILL, CHRIS MIKOWSKI, JONAH KUZMA, KENDRA LUTA, RICK BECHTOLD. MOTION PASSED.**

**Minutes of May 20, 2021**

**MOTION BY COMMISSIONER ROBERTS SECONDED BY COMMISSIONER LUTA TO APPROVE THE MINUTES OF MAY 20, 2021.**

**ROLL CALL: AYE-KENDRA LUTA, CHRIS MIKOWSKI, JONAH KUZMA, DOUG ROBERTS, JEFF APRILL, RICK BECHTOLD. MOTION PASSED.**

**Minutes of May 26, 2021**

**MOTION BY COMMISSIONER LUTA, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE MINUTES OF MAY 26, 2021.**

**ROLL CALL: AYE-KENDRA LUTA, JONAH KUZMA, DOUG ROBERTS, CHRIS MIKOWSKI, JEFF APRILL, RICK BECHTOLD. MOTION APPROVED 6-0.**

**G. CONSENT CALENDAR: APPROVE/RECEIVE AND FILE:**

**1. Planner Report**

**2. Preparation of Master Plan Update from Peninsula Township**

**MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER KUZMA TO ACCEPT CONSENT CALENDAR AS FILED.**

**ROLL CALL: AYE-DOUG ROBERTS, JONAH KUZMA, CHRIS MIKOWSKI, KENDRA LUTA, JEFF APRILL, RICK BECHTOLD. MOTION PASSED.**

**H. DECLARATION OF CONFLICT OF INTEREST:** Commissioner Roberts had a conflict of interest with item J1 and was excused from that item. Commissioner Luta expressed a potential conflict with item J1. No conflict was found.

**I. OLD BUSINESS:**

**J. NEW BUSINESS:**

**Chairman Bechtold read the opening statement to the public hearings.**

**PUBLIC HEARING-PD 2021-05, Discovery Pier, Planned Development, 13170-13272 and 13271 S West Bay Shore Dr, 45-004-003-078-00 and 45-004-033-079-00**

**Public hearing opened at 7:16 p.m.**

Mike Wills and Matt McDonough gave an overview of their project.

The Commissioners commented and asked questions.

**Public Comment opened at 8:07 p.m.**

Mark Breederland spoke in support of the Discovery Pier Planned Development application. The mission of the Discovery Pier Center is both for residents of Elmwood and for people of all ages, abilities, and needs to access and enjoy the Great Lakes via recreation, education, history, science, and stewardship and he thinks that is very consistent with Elmwood Township.

Sue Jones 12684 S. Cedar Ln. said it was exciting to see the years of effort on the part of the non-profit partners, staff, and volunteers come together in the vision presented as the Discovery Pier Planned Development and she hopes the Commissioner's had an opportunity to visit the site to get a full understanding of how the space will be used. She expressed a few concerns provided in her written comments.

The Chair and Commissioners went through deliberation and Findings of Fact.

**MOTION BY COMMISSIONER KUZMA SECONDED BY COMMISSIONER APRILL TO APPROVE PD 2021-05 DISCOVERY PIER PLANNED DEVELOPMENT WITH CONDITIONS.**

**ROLL CALL: AYE-JEFF APRILL, JONAH KUZMA, KENDRA LUTA, NATE MCDONALD, CHRIS MIKOWSKI, RICK BECHTOLD. MOTION PASSED 6-0.**

Commissioner Roberts re-joined the meeting.

**MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO ADJOURN THE MEETING AT 9:48 PM AND RECONVENE JUNE 24, 2021 AT 7:00 PM.**

**ROLL CALL: AYE-JEFF APRILL, JONAH KUZMA, DOUG ROBERTS, KENDRA LUTA, CHRIS MIKOWSKI, RICK BECHTOLD. NAY-NATE MCDONALD. MOTION PASSED 6-1.**